

ZONING MAP ORDINANCE NO. Z-

*Withdrawn*

AN ORDINANCE amending the City of  
Fort Wayne Zoning Map No. R-14.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is  
hereby designated a B4 (Roadside Business) District under  
the terms of Chapter 33 of the Code of the City of Fort  
Wayne, Indiana of 1974:

Part of Lot 22, together with Part of Lot 23 in J.H.  
Feichter's Garden View Addition as recorded in Plat  
Book 7A, page 3, in the Office of the Recorder of Allen  
County, Indiana, in particularly described as follows,  
to-wit:

Commence on the proposed South right of way line of  
East State Boulevard, as situated 40 feet normally  
distant South of said street centerline at point  
situated 109.4 feet East of the West line of Lot 23 in  
said J.H. Feichter's Garden View Addition as  
established; thence East along said proposed highway  
right of way line, a distance of 150.0 feet to a point  
situated 94.4 feet East of the West line of Lot 22 in  
said Addition; thence South by a deflection right of 90  
degrees 01 minutes, a distance of 160.0 feet; thence  
West and parallel to the South right of way line of  
East State Boulevard by a deflection right of 89  
degrees 59 minutes, a distance of 150.0 feet; thence  
North by a deflection right of 90 degrees 01 minutes, a  
distance of 160.0 feet to the place of beginning;  
containing 24,000 square feet or 0.551 acres of land,  
more or less.

and the symbols of the City of Fort Wayne Zoning Map No. R-  
14, as established by Section 11 of Chapter 33 of the Code  
of the City of Fort Wayne, Indiana are hereby changed  
accordingly.

SECTION 2. That this Ordinance shall be in full force  
and effect from and after its passage and approval by the  
Mayor.

*Janet M. Bradbury*  
Councilmember

APPROVED AS TO FORM AND LEGALITY:

*J. Timothy McCauley*  
J. TIMOTHY MCCAULAY, CITY ATTORNEY



# RECEIPT

No 7265

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 11-16 1989

RECEIVED FROM Natal II, Inc \$ 100.00

THE SUM OF one hundred & 00/100 DOLLARS

ON ACCOUNT OF Pyoning B2-C to B-4  
3806 E. State

5140

PAID BY: CASH ☐ CHECK ☒ M.O. ☐

AUTHORIZED SIGNATURE KCH



RECEIPT NO. 7265

DATE FILED 11-16-89

INTENDED USE \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

I/We R. & P. Partnership, an Indiana General Partnership  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne  
Indiana, by reclassifying from a/~~am~~ B-2-C District to a/~~am~~ B-4  
District the property described as follows:

See Exhibit A attached hereto and made a part hereof by reference

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

3806 East State Blvd.

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

R. & P. PARTNERSHIP

R.R. 2, Box 168-A  
Jasper, IN 47546

Robert Ruckriegel, Partner

Lovella Ruckriegel, Partner

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

William D. Swift  
(Name)

590 Lincoln Tower  
Fort Wayne, IN 46802  
(Address & Zip Code)

423-4422  
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning  
and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street,  
Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.



R & P. Partnership  
3806 East State Blvd.  
Fort Wayne, IN  
46805

89-037545

Mail to: \_\_\_\_\_



Legal Description of property to be rezoned.

Owners of Property

(Name)	(Address)	(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

NOTICE:  
FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST  
"OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.  
  
FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING  
FROM BEING HELD.



## RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 12, 1989 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-89-12-15: and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law;

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 18, 1989.and,

WHEREAS, a letter requesting WITHDRAWAL of the proposed ordinance has been filed with the City Plan Commission.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance be withdrawn in accordance with the written request.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held December 18, 1989.

Certified and signed this  
10th day of January 1990.

A handwritten signature in dark ink, appearing to read "Robert Hutner", is written over a horizontal line.

Robert Hutner  
Secretary

#410

ORIGINAL

ORIGINAL

**DIGEST SHEET**

**TITLE OF ORDINANCE** Zoning Ordinance Amendment

**DEPARTMENT REQUESTING ORDINANCE** Land Use Management - C&ED

**SYNOPSIS OF ORDINANCE** 3806 E State B1

*2-89-12-15*

**EFFECT OF PASSAGE** Property is presently zoned B-2-C - Metropolitan Shopping Center District. Property will become B-4 - Roadside Business District.

**EFFECT OF NON-PASSAGE** Property will remain B-2-C - Metropolitan Shopping Center District.

**MONEY INVOLVED (Direct Costs, Expenditures, Savings)** \_\_\_\_\_

**(ASSIGN TO COMMITTEE (J.N.))** \_\_\_\_\_



**FACT SHEET**

Z-89-12-15

**Division of Community  
Development & Planning**

BILL NUMBER

**BRIEF TITLE****APPROVAL DEADLINE****REASON**

Zoning Ordinance Amendment

From B-2-C to B-4

**DETAILS****Specific Location and/or Address**

3806 E State B1

**Reason for Project**

New Construction

**Discussion (Including relationship to other Council actions)**18 December 1989 - Public Hearing

John Shoaff stated that he had a letter from the petitioner's attorney requesting that this petition be withdrawn.

Motion was made and seconded that the ordinance be Withdrawn as requested.

Of the five (5) members present, five (5) voted in favor of the motion.

Motion carried.

**POSITIONS****RECOMMENDATIONS****Sponsor**

City Plan Commission

**Area Affected**

City Wide

Other Areas

**Applicants/  
Proponents**Applicant(s)  
R & P Partnership  
City Department

Other

**Opponents**

Groups or Individuals

Basis of Opposition

**Staff  
Recommendation**☐ For ☒ Against**Reason Against**

-approval would not be in the best interest of responsible development and growth

**Board or  
Commission  
Recommendation****By**☐ For ☐ Against  
☒ No Action Taken☐ For with revisions to conditions  
(See Details column for conditions)**CITY COUNCIL  
ACTIONS  
(For Council  
use only)**☐ Pass ☐ Other  
☐ Pass (as amended) ☐ Hold  
☐ Council Sub. ☐ Do not pass



BILL NO. Z-89-12-15

REPORT OF THE COMMITTEE ON REGULATIONS

JANET G. BRADBURY, CHAIRPERSON  
DAVID C. LONG, VICE CHAIRMAN  
EDMONDS, SCHMIDT, TALARICO

*withdrawn*

WE, YOUR COMMITTEE ON \_\_\_\_\_ REGULATIONS \_\_\_\_\_ TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of  
Fort Wayne Zoning Map No. R-14

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED:

Sandra E. Kennedy  
City Clerk

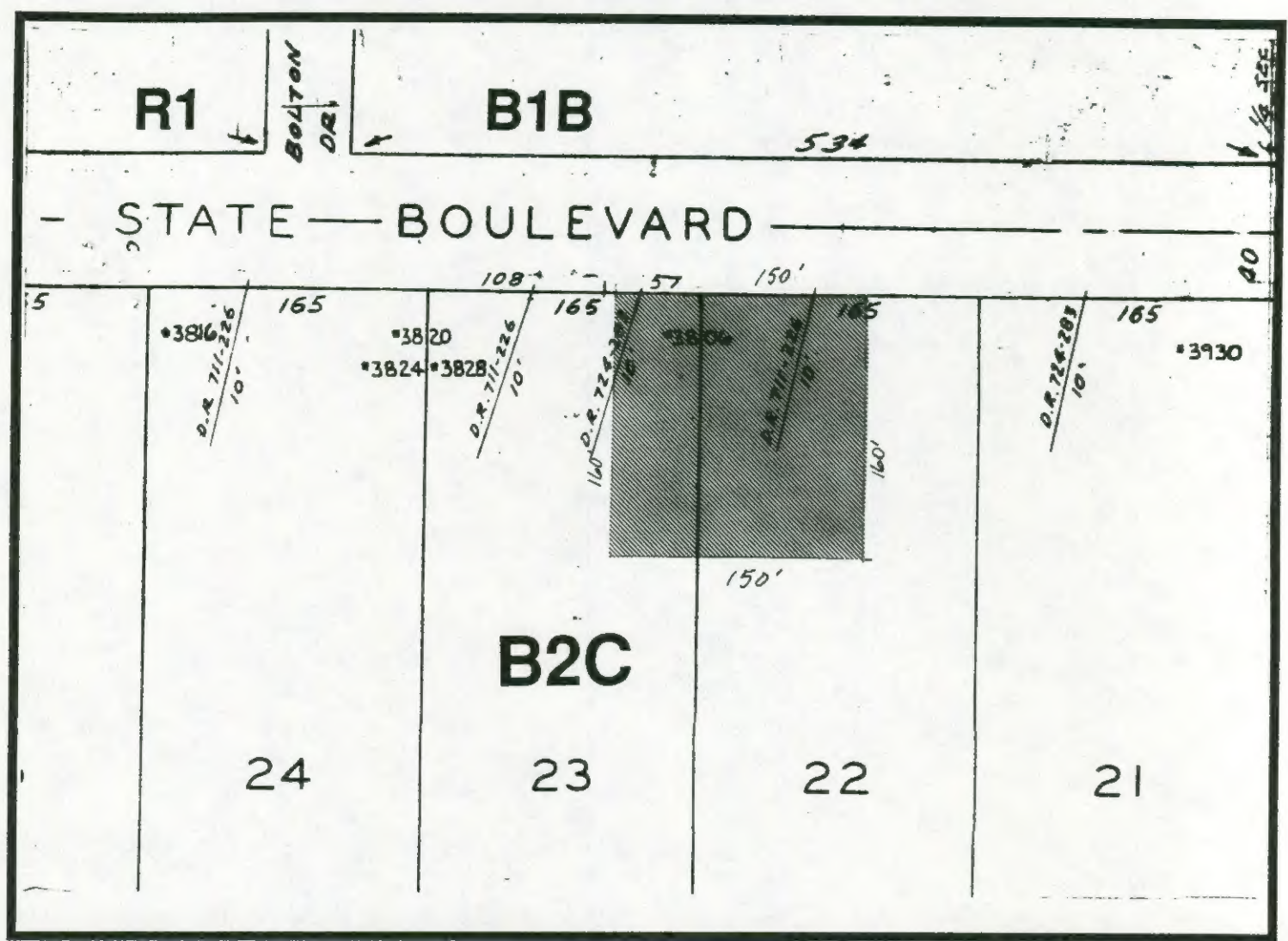


REZONING PETITION #410

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A B2C DISTRICT TO A B4 DISTRICT.

MAP NO. R-14

COUNCILMANIC DISTRICT NO. 2



**ZONING:**

R1 RESIDENTIAL DISTRICT

B1B LIMITED BUSINESS "B"

B2C METROPOLITAN SHOPPING CENTER

**LAND USE:**

☐ SINGLE FAMILY

☐ COMMERCIAL

SCALE: 1"=100'

DATE: 11-28-89



Read the first time in full and on motion by Bradbury, seconded by Long, and duly adopted, read the second time by title and referred to the Committee on Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 12-12-89.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, placed on its passage.  
PASSED \_\_\_\_\_ LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____
<u>BRADBURY</u>	_____	_____	_____	_____
<u>BURNS</u>	_____	_____	_____	_____
<u>EDMONDS</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	_____
<u>LONG</u>	_____	_____	_____	_____
<u>REDD</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____

DATED: \_\_\_\_\_

\_\_\_\_\_  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

ATTEST:

(SEAL)

\_\_\_\_\_  
SANDRA E. KENNEDY, CITY CLERK

\_\_\_\_\_  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
PAUL HELMKE, MAYOR